

PETITION FOR ZONING VARIANCE 85-118-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B (1301.2.C.4.) (391.1) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Will enhance and improve value of home
2. Will provide ample parking: auto protection once street is very narrow
3. Will coincide with other existing homes which have carports

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

N/A

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

N/A

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Louis Frazier

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Louis Frazier

Address

City and State

Name

Pittsburgh Construction

Address

City and State

Attorney's Telephone No.:

6301 Pittsburgh Rd. 353-3700

Address

City and State

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Address

City and State

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-105-A, 85-106-SpH, 85-107-A, 85-108-X, 85-109-A, 85-114-A, 85-115-A, 85-118-A, 85-119-A, 85-120-A, and 85-121-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1984

COMMITTEE OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Louis Frazier
9 Callahan Court
Rossville, Maryland 21237

RE: Case No. 85-118-A (Item No. 57)
Petitioner - Louis Frazier, et ux
Variance Petition

Dear Mr. & Mrs. Frazier:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #57 (1984-1985)
Property Owner: Louis Frazier, et ux
N/ES Galahad Ct. 225.49' N/8 Litany Lane
Acreage: 56 x 132
District: 14th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

JAMES A. MARSH, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:sas

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 9-11-84
Item # 57
Property Owner: Louis Frazier, et ux
Location: N/ES Galahad Court
NE of Litany Lane

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-80 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

September 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 57, 58, 60, 61, 62, 63, and 64
ZAC- Meeting of September 11, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acreage:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 57, 58, 60, 61, 62, 63, and 64.

Michael S. Flanagan
Traffic Engineering Assoc. II

MEF/cwm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 11th day of September, 1984

ARNOLD JABLON

Zoning Commissioner

Petitioner: Louis Frazier, et ux
Petitioner's Attorney:

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MAR 5 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louis Frazier, et ux

Location: NE/S Galahad Ct. 225.49' N/E Litany Lane

Item No.: 57 Zoning Agenda: Meeting of September 11, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Hengeman*
Planning Group Noted and Approved
Special Inspection Division Fire Prevention Bureau

/mb

MICROFILMED

RE: PETITION FOR VARIANCE
NE/S of Galahad Ct., 225.49' NE of
Litany Lane (9 Galahad Ct.) - 14th
Election District
Louis Frazier, et ux - Petitioners
No. 85-118-A (Item No. 57)

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this
18th day of December, 1984, that in view of testimony indicating that the
plan submitted was incorrectly drawn and the variance not needed, this petition
is hereby DISMISSED.

Joan M.H. Jung
Deputy Zoning Commissioner
Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

December 18, 1984

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Louis Frazier
9 Galahad Court
Rossville, Maryland 21237

RE: Petition for Variance
NE/S of Galahad Ct., 225.49' NE of
Litany Lane (9 Galahad Ct.) - 14th
Election District
Louis Frazier, et ux - Petitioners
No. 85-118-A (Item No. 57)

Dear Mr. and Mrs. Frazier:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Joan M.H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Dorothy Smith
Pittsburgh Construction
6301 Reisterstown Road
Baltimore, Maryland 21215

People's Counsel



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 57 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis Frazier, et ux
Location: NE/S Galahad Court 225.49' N/E Litany Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 27.75'.

Acres: .56 x 132

District: 14th.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1983/Council Bill 1-82.

(X) A building/ & other miscellaneous permit shall be required before beginning construction.

() Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.

() Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal will be required to file a permit application.

() An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1402, also Section 503.2.

() Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

() A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.

() Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

1. Comments

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CBE:ea

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 10/11/84
Posted for: Variance to permit a front setback of 19' in lieu of 27.75' for commercial use.
Petitioner: Louis Frazier, et ux
Location of property: NE/S Galahad Ct. - 225.49' N/E of Litany Lane
9 Galahad Ct., 21237
Location of Signs: Litany Galahad Ct., Room 7, E. side, on property
of E. Frazier
Remarks: _____
Posted by: *John H. Harty* Date of return: 10/24/84
Number of Signs: 1

Petition for Variance

14th Election District
Location: Northeast side of Galahad Court, 225.49' NE of Litany Lane (9 Galahad Court).
DATE AND TIME: Wednesday, November 7, 1984 at 9:30 a.m.
PUBLIC HEARING: Room 104, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a front yard setback of 19 feet in lieu of the required 27.75 feet for an open carport.

Being the property of Louis Frazier, et ux, as shown on the plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, authorize any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shown or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Oct 18, 1984

This is to Certify, That the annexed

By L. 63374

was inserted in The Times, a newspaper printed

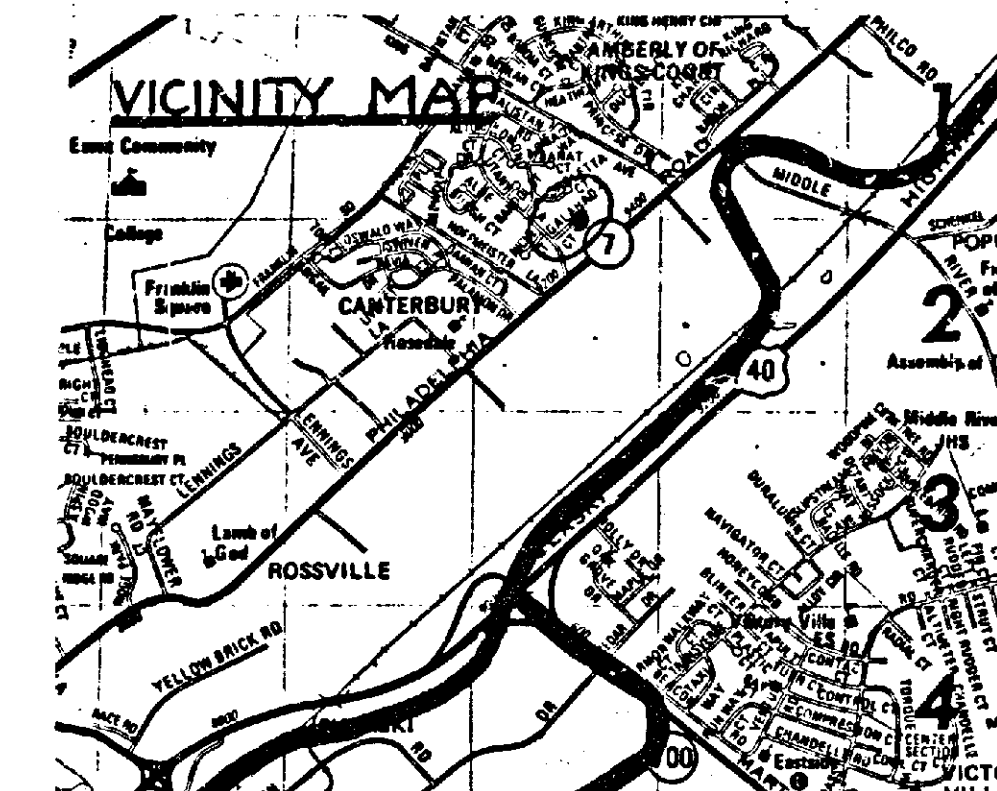
and published in Baltimore County, once in each

of _____ successive

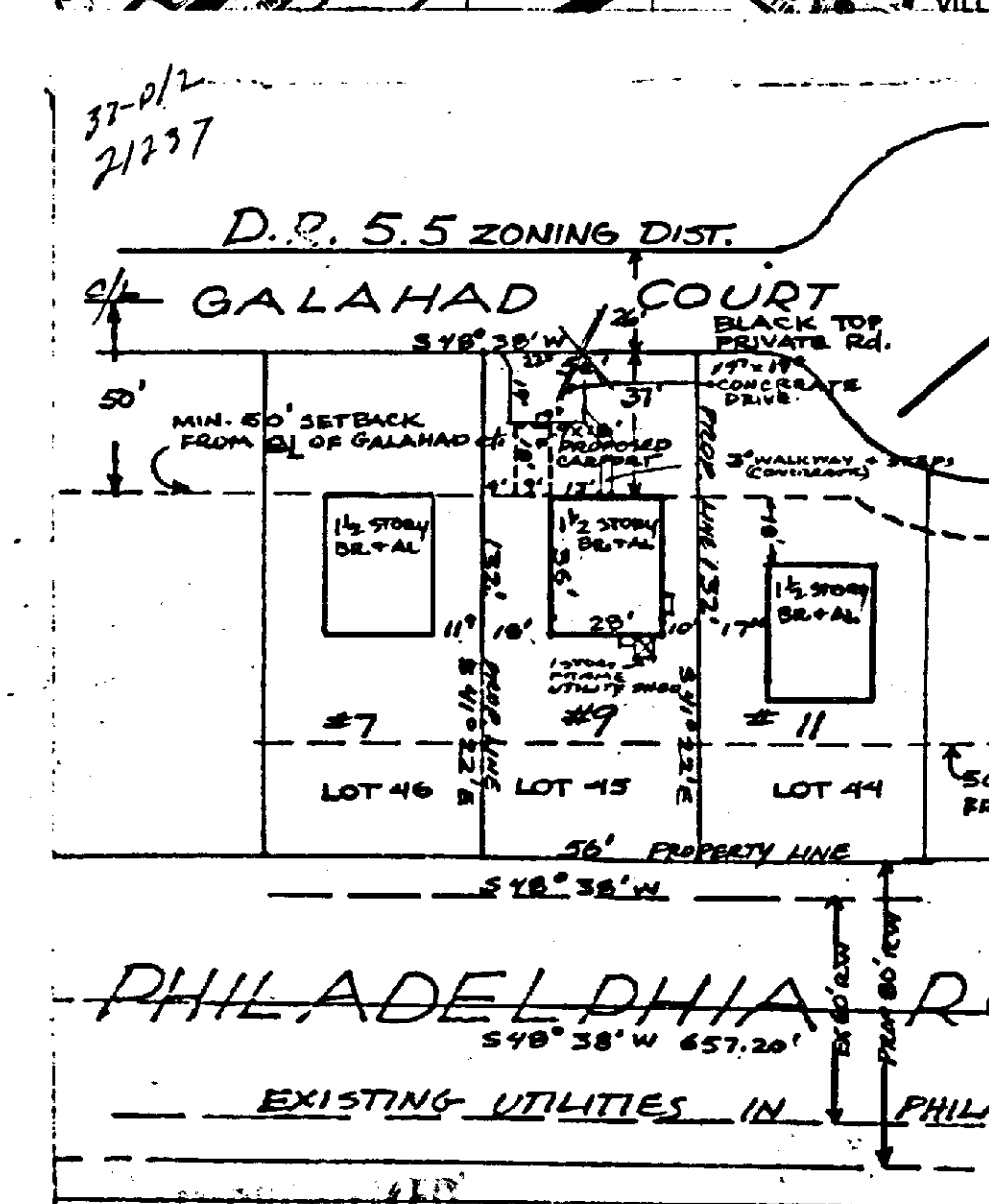
weeks before the _____ day of

_____ 1984

Sh. D. W. Jr. Publisher.



PLAT #9 GALAHAD CT.
FOR ZONING VARIANCE
OWNER: LOUIS B. FRAZIER-WR
DISTRICT # 14, ZONES D.R. 5.5
KINGS COURT SUB. DIV.
LOT #45 BLK. B. BOX #2 FOLIO 76
LIBER 6202. FOLIO 704
EXISTING UTILITIES IN
PHILADELPHIA RD.



VARIANCE
IN LIEU OF 9'X18'
OPEN CARPORT
WITHIN 37' SET BACK
SCALE 1"=50'

PHILADELPHIA ROAD
EXISTING UTILITIES IN PHILADELPHIA RD.

October 4, 1984

Mr. and Mrs. Louis Frazier
9 Galahad Court
Baltimore, Maryland 21237

NOTICE OF HEARING

RE: Petition for Variance
NE/S Galahad Ct., 225.49' NE
of Litany Lane (9 Galahad Court)
Louis Frazier, et ux - Petitioners
Case No. 85-118-A

TIME: 9:30 A.M.

DATE: Wednesday, November 7, 1984

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133249

DATE: 10/24/84 ACCOUNT: R-01-445-000

AMOUNT: \$5.00

FOR: Pittsburgh Construction

BY: *John H. Harty* 57

0 128*****3501a 2304f

C416 #3562

VALIDATION OR SIGNATURE OF CASHIER

AJ:ech

cc: Ms. Dorothy Smith

Pittsburgh Construction

6301 Reisterstown Road

Baltimore, Maryland 21215

